

NAPLES PLANNING & ZONING COMMISSION

MINUTES

DECEMBER 11, 1990

Naples Planning & Zoning Commission due to lack of a quorum, the meeting was canceled

COMMISSION PRESENT: Chairman Shane Mayberry, Randy Anderson

COMMISSION ABSENT: Susan Dart, T.M. Keele, Dean Baker,  
Robert Hunt, Craig Martin, Ben Bridges

COUNCIL REPRESENTATIVE: Dennis Judd, absent

OTHERS PRESENT: Craig Blunt

Discussion of the final draft providing abatement of weeds, garbage, refuse, or any unsightly or deleterious object or structure was reviewed and discussed.

New member list from October 9, 1990 was reviewed.

Next Zoning meeting January 10, 1991 8:00 P.M.

APPROVED BY: \_\_\_\_\_  
SHANE MAYBERRY  
CHAIRMAN

ATTESTED BY: \_\_\_\_\_

NAPLES PLANNING & ZONING COMMISSION

MINUTES

JANUARY 10, 1991

This regularly scheduled meeting of the Naples Planning & Zoning Commission was held 1/10/91 at the Naples City Office.

The meeting was adjourned due to lack of a quorum at 9:30 p.m.

COMMISSION PRESENT: Chairman Shane Mayberry, Randy Anderson

COMMISSION ABSENT: Susan Dart, T.M. Keele, Craig Martin,  
Ben Bridges, Dean Baker, Robert Hunt

COUNCIL REPRESENTATIVE: Everett Coons - absent

NEW MEMBERS PRESENT: Ron Barrett, Lance Anderson,

NEW MEMBERS ABSENT: Liddia Anders, Garrett Eckherdt, Joe Shaffer

OTHERS PRESENT: Craig Blunt

Discussion on 1. Paying Zoning members \$10.00 for showing up at  
Zoning meetings.

2. Treats at meetings approved

3. Approval of new members

APPROVAL BY: \_\_\_\_\_  
SHANE MAYBERRY  
CHAIRMAN

ATTESTED BY: \_\_\_\_\_

NAPLES PLANNING & ZONING COMMISSION

NEW MEMBER LIST 1991

CHAIRMAN:	Randy Anderson	January 1995
VICE CHAIRMAN:	Susan Dart	January 1993
	Lance Anderson	January 1995
	Lydia Anders	January 1993
	Garrett Eckerdt	January 1992
	Joseph Shaffer	January 1992
	Ron Barrett	January 1995
ALTERNATE:	Shane Mayberry	January 1992
COUNCIL REPRESENTATIVE:	Everett Coons	January 1993

REPLACEMENT OF THE FOLLOWING MEMBERS:

Craig Martin  
Robert Hunt  
Ben Bridges  
Dean Baker  
T.M. Keele  
Dennis Judd - Council Representative

The City is very grateful for the hours these volunteers have given for the advancement of the public's interest.

NAPLES CITY PLANNING & ZONING COMMISSION

MINUTES

FEBRUARY 14, 1991

Naples Planning & Zoning Commission's regularly scheduled meeting was called to order at 8:10 p.m.

COMMISSION PRESENT:

Lance Anderson, Joe Shaffer, Lydia Anders

COMMISSION ABSENT:

Susan Dart, Randy Anderson, Ron Barrett,  
Shane Mayberry, Garrett Eckerdt

COUNCIL REPRESENTATIVE:

Everett Coons, present

OTHERS PRESENT:

Craig Blunt

The first workshop out of a series of seven (7) was given. "The Zoning and the Zoning Ordinance".

Educational manuals and case studies were given out to those present, "Purposes and Objective of Zoning", "Zoning represents an attempt to assure a compatible interrelationship of land uses in such a way that the health, safety, morals and general welfare of the community are promoted."

The ordinance providing for the abatement of weeds, garbage, refuse or any unsightly or deleterious objects or structures was read and reviewed:

Joe Shaffer moved to recommend to the City Council that this ordinance be adopted. Everett Coons seconded, the motion passed unanimously.

Other Business:

The Commission having no other business, adjourned  
at 10:15 p.m.

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Randy Anderson  
Chairman

ATTEST:

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Craig Blunt

Naples City Planning & Zoning Commission

Minutes

March 14, 1991

This regularly scheduled meeting of the Naples Planning and Zoning Commission was canceled due to a lack of a quorum. Time 8:07 p.m.

COMMISSION PRESENT:

Chairman Randy Anderson, Garrett Eckerdt  
Lydia Anders

COMMISSION ABSENT:

Joseph Shaffer, Lance Anderson,  
Ron Barrett, Shane Mayberry, Susan Dart

COUNCIL REPRESENTATIVE:

Everett Coons, absent

OTHERS PRESENT:

Craig Blunt

Craig Blunt told the Commission that the abatement of weeds and refuse ordinance was approved by the City Council and Mayor, February 27, 1991 and has been posted and is now in effect.

Chairman Anderson asked those present to consider one of the Commission members as Vice Chairman for next month.

Work shop: "The Zoning Ordinance". The educational manuals and case studies were given out to those present, The Zoning Ordinance Chapter 2 & 3 were reviewed and talked about.

The next work shop, April 17, 1991. The Planning Commission; Objective: The Commission deals with the delicate balance between the public interest and private rights. The Planning Commission are advisors who assist local elected officials in the decision making process. The Planning Commission has possibly a greater opportunity to affect Community change than any other public agency. Planning Commission decisions and recommendations can impose a significant impact on the physical and social development of the Community.

Those Planning Commissions who attend six (6) of these Planning Work shops will receive a Citizen Planner Certificate from the University of Utah Center for Public Affairs and Administration and on top of that a more sophisticated level of appreciation for land use planning with the interest of your neighbors health, safety, moral and welfare in mind.

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Randy Anderson  
Chairman

ATTEST:

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Craig Blunt

NAPLES PLANNING & ZONING COMMISSION

MINUTES

APRIL 17, 1991

Naples Planning & Zoning Commission's regularly scheduled meeting was called to order by Chairman Randy Anderson at 8:10 pm.

**COMMISSION PRESENT:** Randy Anderson, Lydia Anders, Ron Barrett, Garrett Eckherdt, Joseph Shaffer, Susan Dart

**COMMISSION ABSENT:** Lance Anderson, Shane Mayberry

**COUNCIL REPRESENTATIVE:** Everett Coons, Absent

**OTHERS PRESENT:** Craig Blunt

The Commission discussed meeting dates. The Commission will meet on the 1st Thursday of each month except for May & June which will be held May 16, 1991 and June 13th 1991.

Approval of minutes: February 14, 1991 and March 14, 1991 were read; Garrett Eckherdt moved the Commission to approve the minutes of February 14, 1991 and March 14, 1991 as read. Joseph Shaffer seconded, the motion passed unanimously.

The Commission discussed and voted for a Vice Chairperson to the Planning Commission. Lydia Anders was given the honor to have the seat of Vice Chairperson.

**WORKSHOP:** The Planning Commission

Main Points: 1. Qualifications of Planning Commission  
2. Duties of the Planning Commission  
3. Ethics of the Planning Commission  
4. Educating the Community through public hearings

Each Commissioner was given an educational manual.



**WORKSHOP: The Planning Process And The General Plan**

- Main Points:
1. What does Planning mean to you
  2. Why do we plan our City
  3. Who does the planning
  4. Set our own policies for development
    - a) Action plan step by step
      1. Master Plan
      2. Zoning Ordinance
      3. Evaluation

Each Commissioner was given an educational manual.

With no other business before the Commission the meeting ended at 10:05 p.m.

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Randy Anderson, Chairman

ATTEST:

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NAPLES CITY PLANNING & ZONING COMMISSION

MINUTES

MAY 16, 1991

The Naples Planning & Zoning commission's regularly scheduled meeting was called to order at 8:07 pm by Chairman Randy Anderson.

COMMISSION PRESENT: Randy Anderson, Lydia Anders,  
Joseph Schaffer, Ron Barrett

COMMISSION ABSENT: Shane Mayberry, Garrett Eckherdt  
Susan Dart, Lance Anderson

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Craig Blunt, Scott Murray

Approval of Minutes: the minutes of April 17, 1991 were read; Lydia Anders moved the Commission to approve the minutes of April 17, 1991 with the corrections, Randy Anderson seconded, the motion passed unanimously.

New Business Site Plan Review:

Scott Murray of Scott Murray LPG laid out his business and site plan of P & W Industrial Subdivision lots 15 & 16 for the Planning Commission.

There will be two (2) thirty thousand gallon (30,000) propane storage tanks with pumping facilities set on lots 15 & 16 of P & W Industrial Subdivision.

The type of business and tank information was discussed following the discussion.

Ron Barrett moved the Planning Commission to approve the site plan upon the following conditions.

1. Compliance with all installation requirements stated in the letter of May 13, 1991 from the State Fire Marshals office to Scott Murray LP Gas.
2. L.P.G. Tanks will be painted white.
3. Provide a six foot (6') chain link fence located as shown on site plan.
4. Driveway will be graveled and within one (1) year of approval, final inspection the driveway be paved.

5. Landscape the front of the lots inside turn around as shown on site plan.
6. Fifty foot (50') dead zone be provided around tanks, all weeds, grass etc... killed.
7. The Planning Commission would rather see the existing alpha outside the fifty foot (50') dead zone. than weeds and dust.
8. The approved fire extinguisher will have a yearly inspection as required by code.
9. Any additions, or change of use as shown on site plan will need to come before the Planning Commission for approval.
10. Compliance will with any additional requirements that the Naples Fire Chief might require.
11. Payment of Inspection fees as required by the Building Department.

Everett Coon seconded the motion passed unanimously.

Workshop: Special Zoning Methods  
Tools for Zoning Flexibility

The following tools for the Planning Commission were discussed:

1. Conditional use permits -- Conditions are specified, additional development standards or guidelines are agreed upon and ran with the development as long as the use continues. The permits is revocable if any of the conditions are violated. Guidelines for Conditions were reviewed in the Zoning Ordinance.
2. Overlay or Floating Zones -- used on environmentally sensitive lands.
3. PUD--Planed Unit Development-- Cluster Housing-- City Ordinance allows waiver of the rigid setbacks and yard size requirement.
4. Performance Zoning and Performance Standards-- This applies to a specific Zone use like Industrial or Commercial and a performance standard format is worked out between the developer and the Planning Commission.

**SUMMARY:**

Zoning ordinances basic intent is to be creative in land development, to provide a high level of visual quality and protection for incompatible use. This workshop touched on other solutions that can be used than those that have been used traditionally.

Each zoning member received and educational manual outline in detail special zoning methods.

**OTHER BUSINESS:**

The Commission having no other business, adjourned at 10:10 pm.

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Randy Anderson  
Chairman

**ATTEST:**

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Craig Blunt  
Zoning Administrator

NAPLES PLANNING & ZONING COMMISSION

MINUTES

JUNE 13, 1991

This regularly scheduled meeting of the Naples Planning & Zoning Commission was to be held June 13, 1991 at the Naples City Office.

The meeting was adjourned due to lack of a quorum at 8:30 p.m..

COMMISSION PRESENT: Lydia Anders, Garrett Eckherdt

COMMISSION ABSENT: Randy Anderson, Joseph Schaffer,  
Ron Barrett, Shane Mayberry, Susan Dart,  
Lance Anderson

COUNCIL REPRESENTATIVE: Everett Coon, absent

OTHERS PRESENT: Craig Blunt

Next Scheduled meeting July 11, 1991.

Note: Shirley Stafford did not show up for Down Zone request.

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Randy Anderson, Chairman

Attest:

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Craig Blunt  
Zoning Administrator

NAPLES CITY PLANNING & ZONING COMMISSION

MINUTES

JULY 11, 1991

This regularly scheduled meeting of the Naples Planning and Zoning commission was canceled due to a lack of quorum.

COMMISSION PRESENT: Randy Anderson, Garrett Eckherdt

COMMISSION ABSENT: Joseph Schaffer, Ron Barrett,  
Lydia Anders, Shane Mayberry, Susan Dart  
Lance Anderson

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Craig Blunt

WORKSHOP:

"The Board of Adjustment" was given the purpose of and the statutory basis in Utah Law was discussed.

The powers and duties of the board of adjustment as well as it's limited powers was discussed. The publication "The Board of Adjustment" was handed out to those present as a study guide.

Those present discussed the need to set up a meeting with Dinaland Golf Course for the expansion of the new 9 holes. Discussion ended at 9:45 p.m..

Note: The representatives for the Down Zone did not show up.

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Randy Anderson, Chairman

Attest:

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Craig Blunt  
Zoning Administrator

NAPLES CITY PLANNING & ZONING COMMISSION

MINUTES

AUGUST 8, 1991

The Naples Planning & Zoning Commission was called to order by Chairman Randy Anderson at 8:00 p.m..

COMMISSION PRESENT: Garrett Eckherdt, Lance Anderson,  
Randy Anderson

COMMISSION ABSENT: Joseph Schaffer, Ron Barrett,  
Lydia Anders, Shane Mayberry, Susan Dart,

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Craig Blunt

Approval of May 1991 minutes - Everett Coon, moved to  
approve, Lance Anderson, seconded motion.

Review of Dinaland Golf Course application for rezone of  
land from A-1 to Recreational for the new 9 hole addition.

Shane McAfee, Parks and Recreation Director for Vernal City  
reviewed the plans for the golf course.

1. Ditch access was discussed
2. irrigation
3. wet lands
4. moving the proshop to center of course
5. 500 South road access and traffic increase-- propose  
to transportation district.
6. Rezone from Ashley creek South
7. Had two public hearings -- no opposition

Garrett moved to approve plot for rezone, Everett seconded  
motion.

Note: Down Zone did not show up  
Workshop: "Board of Adjustment"

Zoning Commission--Items discussed:

- 1) ditch access
- 2) irrigation
- 3) wetlands and compliance with its regulations
- 4) moving of pro-shop to center of course
- 5) 500 South road access and traffic increase
- 6) Rezone land: using Ashley Creek as the North boundary line
- 7) discussed Vernal Cities public hearings (they had two)

Following discussion: The Commission would like the 500 South 2000 East (Golf Course Curve) traffic flow, size etc presented to the Uintah County Special Roads improvement District for discussion and a proposal worked up to correct any problems fund. Craig Blunt was asked to present this to the district.

Garrett Eckerdt moved the Commission to approve the plate presented for rezone from RA-1 to RF & M and the procedures for the rezone to begin. Everett Coon seconded the motion all voted yes.

In order to accommodate the expansion of the Dinaland Golf Course, a joint hearing with the City council will be held following the fifteen(15) day public notice of time, place and purpose at which the zoning map amendment is to be considered and public comment heard.

The planning Commission will be heard by the Council September 18, 1991, following which the public notice will be given and the final meeting which will follow the public hearing will be October 9, 1991.

Workshop: Subdivision Development and Regulations.

ITEMS DISCUSSED

- 1) Small and large subdivisions
- 2) Design standards
  - a) streets
  - b) culinary water systems
  - c) storm drainage
  - d) parks
- 3) Administration and Regulations



Subdivisions workbooks were handed out to those present as study guides following the workshop the meeting was adjourned 10:00 p.m..

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Randy Anderson, Chairman

Attest:

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Craig Blunt  
Zoning Administrator

NAPLES CITY PLANNING & ZONING COMMISSION  
MINUTES  
SEPTEMBER 12, 1991

The Naples Planning & Zoning Commission met on its regularly scheduled time and was canceled due to a lack of a quorum.

COMMISSION PRESENT: Garrett Eckerdt, Lance Anderson

COMMISSION ABSENT: Randy Anderson, Joseph Shaffer, Ron Barrett,  
Lydia Anders, Shane Mayberry, Susan Dart

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Craig Blunt

DISCUSSION - CHAIRMAN -

Lance Anderson and Everett Coon recommended Garrett Eckerdt.  
Garrett would like to be Vice Chairman

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Garrett Eckerdt, Chairman

Attest:

\_\_\_\_\_  
Craig Blunt  
Zoning Administrator

THE NAPLES PLANNING & ZONING COMMISSION

MINUTES

SEPTEMBER 23, 1991

This specially scheduled meeting of the Planning & Zoning Commission was called to order at 6:05 p.m..

COMMISSION PRESENT: Lydia Anders, Susan Dart,  
Garrett Eckerdt

COMMISSION ABSENT: Joseph Shaffer, Ron Barrett,  
Shane Mayberry, Lance Anderson,  
Randy Anderson (moved)

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Mayor Leonard Heeney, Joann Cowan (co),  
Shane McAfee (ps), Craig Blunt, Mayor  
Lawrence Kay

Dinaland Golf Course Development--Site Plan Preliminary Plan  
Review

Representatives: Mayor Heeney of Vernal, Council person Joann  
Cowan, Parks Supervisor Shane McAfee.

Discussion:

Work being done on the Golf Course prior to permit process.

The Commission restated their position:

The Commission understood that contracts for grubbing had already been let prior to the Zoning application or building permit application process, and those contracts that had been let or closed could complete that contract but future development or letting out other contracts should wait until the perm, it process is completed as set up by ordinance.

Discussion:

500 South 2000 East, Dinaland Golf Course Curve -- The Planning & Zoning Commission is asking the developers of the golf Course to correct a traffic flow problem-- The Golf Course Curve-- due to future increase of traffic volume the curve will need to be revised to meet new traffic flows.

Mayor Heeney: The cost for improvement should be Naples City, It is Naples City's road.

Mayor Kay: When a development increases the use of or puts an extra burden on the Community as in traffic safety or increases in volume, the Developer would correct that safety problem caused by the development.

One example was given:

The development called the "Colonies" to be located on 1500 South 2200 East, 300 plus homes were to be built which meant an increase in traffic volume coming into and exiting from 1500 South. The street was and is inadequate to handle such volumes of traffic which creates a public safety problem. The developers were required to develop a proper traffic flow system into and out of the development, which required widening 1500 South and adding one more street to accommodate the traffic.

Commission: The Cost and Charges in connection with the development of the curve could be presented to the Uintah Special Service District. This project would benefit the whole County.

Discussion Followed:

Mayor Heeney: We will need to know exactly what you want from us, how you want the curve fixed. Couldn't the traffic be slowed down to 15 mph and that correct the problem?

Commission: With the increase in volume slowing down the traffic will not correct the future traffic flow servicing the Golf Course.

Discussion Followed:

Garrett Eckerdt moved the Commission to prepare a minimum standard for the Golf Course curve with a few choices to choose from to correct the traffic flow problem. These standards for the curve will provide the public protection needed to satisfy our ordinances.

Everett Coon seconded, the motion passed, all voting yes.

The meeting adjourned at 6:45 p.m..

The next regularly scheduled meeting will be held October 9, 1991, A joint public hearing for the Rezone request of Dinaland Golf Course.

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CHAIRMAN

ATTEST:

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Craig Blunt  
Zoning Administrator

The Naples City Planning & Zoning Commission

Minutes

October 9, 1991

The Naples City Planning & Zoning Commission was called to order at 8:36 p.m., following a joint public hearing.

COMMISSION PRESENT: Garrett Eckerdt, Susan Dart, Lance Anderson  
Joseph Shaffer, Shane Mayberry

COMMISSION ABSENT: Ron Barrett, Lydia Anders

COUNCIL REPRESENTATIVE: Everett Coon, Absent

OTHERS PRESENT: Craig Blunt

Approval of September 23, 1991 Minutes, Joseph Shaffer moved and Lance Anderson Seconded the motion.

Dinaland Golf Course Rezone request from RA-1 to R F & M

Concerns of the public mentioned at the public hearing about the development of the Golf course and the Rezone were discussed.

- 1] Parking lots -- the obstruction of residents view to the East
- 2] Ingress and Egress -- move to the South-Public road
- 3] Curve at 2000 East 500 South -- Public road safety, Traffic flow
- 4] Multiple use concept of Golf Course

The Commission reviewed the process for amending the Zoning Ordinance and found that to deal with this development the Zoning commission will need to be flexible.

The developers had to be contacted and reminded, that they needed to go through the Zoning process. Contracts had been let out and underway.

The Zoning process or steps are as follows:

1. Site plan review -- pre application conference
2. Development meeting - set of working drawings showing water, sewer, power, parking, lighting, buildings, etc....
3. Preliminary Review -- Public hearing
4. Preliminary Review -- Amendments
5. Final Review and approval
6. Rezone or amend Zoning map if necessary

With this development the process would be:

1. The Rezone as amendment of the Zoning map and the Public hearing.
2. Preliminary Review
3. Development meeting
4. Preliminary Review - amendments
5. Final Review and approval

The public hearing should help the developers of the Golf Course address the concerns that have been raised. These concerns could be planned in the Engineered working plans that are in the process of being made. These plans need to be submitted to the commission for review to complete the permit and Zoning process.

Garrett Eckerdt moved the Commission to recommend to the Council and Mayor to approve the Rezone request of the Dinaland Golf Course ~~to~~ change the Zone for the Golf course Expansion from RA-1 to R F & M with the following condition that an engineered set of working drawings be present to the Planning & Zoning commission for review to complete the permit process before any more contracts are let out. If necessary the Planning Commission will hold a special meeting to accommodate the development. Susan Dart seconded, all members of the Commission voted yes.

Acting Chairman:

The Commission would like Joseph Schaffer to act as Chairman.

The commission adjourned to the Council chambers. Joseph Schaffer made the recommendation to the council and Mayor.

Meeting adjourned 9:45 p.m.

Next regularly scheduled meeting      November 7, 1991

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Chairman:

Attest:

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Craig Blunt



NAPLES CITY PLANNING & ZONING COMMISSION  
MINUTES  
NOVEMBER 7, 1991

This regularly scheduled meeting was cancelled due to a lack of quorum.

M E M O

TO: Naples Planning & Zoning Commission Members  
FROM: Craig Blunt, Planning & Zoning Administrator  
DATE: December 09, 1991

Dear Members:

December meeting has not been called due to lack of business, but we are waiting for the draft on the Dinaland Golf Course, it could come any time now, at which a meeting will be called with not more than a few days notice.

I hope we can have a 100% attendance, your input is very important.

As you all know Randy Anderson has moved out of the Basin, which has been a great loss to our area. We need to come up with a replacement, I need some names to contact and get approved by the Council and Mayor, call me anytime.

Joseph Shaffer is the new Chairman of the Commission thank you Joseph, you have only three years to go before you can re-up.

THANK YOU ALL FOR YOUR SERVICE  
HAVE A HAPPY HOLIDAY